

**Grantee: State of Montana**

**Grant: B-08-DN-30-0001**

**July 1, 2010 thru September 30, 2010 Performance Report**

**Grant Number:**

B-08-DN-30-0001

**Obligation Date:****Grantee Name:**

State of Montana

**Award Date:****Grant Amount:**

\$19,600,000.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Jennifer Olson

## Disasters:

**Declaration Number**

NSP

## Narratives

**Areas of Greatest Need:**

According to HUD, NSP funds must be focused on Areas of Greatest Need and for projects that will have a meaningful impact on communities. The Notice states, "NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted areas set forth in the grantee's substantial amendment." HERA requires that NSP funds be targeted to Areas of Greatest Need within the State of Montana and be used or obligated on or before September 19, 2010. Therefore, NSP funds, as required by HERA, can only be dispersed in those areas determined to be an Area of Greatest Need (AGN). In Montana, the following 24 Counties and 7 Indian Reservations have been identified as Areas of Greatest Need:

Counties:

Anaconda-Deer Lodge, Big Horn, Broadwater, Butte-Silver Bow, Cascade, Custer, Flathead, Golden Valley, Gallatin, Glacier, Lake, Lewis & Clark, Lincoln, Meagher, Mineral, Missoula, Petroleum, Pondera, Powell, Ravalli, Roosevelt, Rosebud, Sanders, and Yellowstone

Indian Reservations:

Blackfeet, Crow, Fort Belknap, Fort Peck, Flathead, Northern Cheyenne, and Rocky Boy

While the Montana NSP Amendment identified the State's Areas of Greatest Need (AGN) as part of an amendment to the State's Consolidated Plan, HUD required that the AGN's identified by the State must also target NSP funds to high risk census tracts, block groups, or neighborhoods within the AGN while meeting the low, moderate and middle income (LMMI) NSP objective. Due to the large geographical area of the counties and the recommendation from HUD, all Areas of Greatest Need identified by the State were eligible to apply for NSP funds. As a result, Montana NSP applicants were required to identify "sub-areas of greatest need" in their eligible county or reservation using HUD data, data collected by MDOC, or other local data (such as foreclosure filings or the number of homes in default) to define a sub-area of greatest need and appropriate NSP eligible activity proposals.

**Distribution and and Uses of Funds:****Distribution and Use of Funds**

MDOC began accepting applications from all eligible local governments located within an AGN. As outlined in the MDOC application guidelines, several ranking priorities were used to determine which applications would be approved as eligible. Ranking priorities included: NSP Eligible Activity; Recognizable Impact; Capacity of Grantee; Citizen Participation; Assistance to low income households; and Readiness to Proceed. Absolute priority funding was given to those applications that proposed to address the foreclosure issues in their community and provide at least 25 percent of all NSP awarded funds to assist households at or below 50 percent of area median income. To ensure the assistance to low-income households proposed in any NSP project, MDOC developed contract conditions with required performance levels in order to receive NSP grant payments.

Additionally, lump sum awards were not awarded to eligible applicants due to the unpredictable nature of the housing market to secure foreclosed properties and to ensure that all NSP funds were obligated by September 19, 2010. Therefore, all NSP project funds were awarded through a "performance based grant" system. The intent of a performance based grant award system was to award NSP funds to those grantees that were first successful in obligating and expending funds for eligible activities. The sub-grantee or local government's role in a performance based system is to assure that approved projects are completed on time, are within the approved budget, and according to the original scope of work. The number of housing units, the budget, and the implementation schedule, provided by the local government and approved by MDOC, is the guide to determine the successful performance of the local government. In this manner, MDOC ensured that approved local governments were continually obligating the funds through a successive project activity contract on an incremental basis. MDOC awarded all NSP funds through eight approved grantees to carryout NSP eligible activities.

**Administrative Funds**

The 10 percent of NSP Administrative funds available were distributed as follows: A total of five percent (or \$980,000) was retained by the State to fulfill the administrative and monitoring requirements of the program, and five percent (or \$980,000) was available to local governments receiving NSP grant funds for grant administration. The local government administrative fund amount was directly proportional to the amount of project funds that were awarded.

#### Eligible Applicants

For the purposes of Montana's NSP program, eligible applicants were limited to Indian reservations, counties, cities, and towns in areas of the State designated as Areas of Greatest Need.

#### Eligible Activities

MDOC made NSP funds available for the following statutorily eligible activities. NSP funds are eligible to:

- a) Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers.
- b) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.
- c) Establish land banks for homes that have been foreclosed upon.
- d) Demolish blighted structures.
- e) Redevelop demolished or vacant properties.

#### Grant Amounts

MDOC strived to distribute NSP funds fairly and reasonably given the strong interest and need for NSP funds and the limited timeframe to obligate the funds. As implemented by MDOC, the performance based grant award system is to award NSP funds to those grantees that were first successful in obligating and expending funds for eligible activities. This grant award system was the key component to successfully obligating all funds by September 19, 2010. MDOC also recommended that eligible applicants apply for funding amounts commensurate with:

- a) Cost of the project;
- b) Amounts of NSP funds available for the specific activity;
- c) Consideration/Collaboration of other proposals submitted from Areas of Greatest Need;
- d) Availability of other funding sources;
- e) The distribution of NSP funds to families or individuals at or below 50% of AMI;
- f) Need of the jurisdiction (HUD Risk Score, subprime lending activities, and Notices of Trustee Sales, i.e., foreclosure filings); and
- g) The applicant's capacity to carry out the proposed activities in a timely manner (conformance to the HUD requirements for the 18 month obligation of funds and conformance to the 4 year expenditure of NSP funds).

#### Award of Funds

As required by HERA, NSP funds must be used or obligated within 18 months of receipt of the State's grant or by September 19, 2010. Therefore, the State implemented an incremental, obligation-based or performance based grant approach for the NSP projects, to assure that the \$19.6 million of NSP funds is used or obligated during the 18-month timeframe of the State's receipt of Montana's NSP funds.

#### Grant Application Selection Criteria and Priorities

MDOC has established the priorities described below that was used in the NSP proposal review process for all NSP applications submitted.

**Neighborhood Stabilization:** MDOC will give priority to those proposals that can demonstrate a strong relationship to neighborhood stabilization activities, which is consistent with existing local housing priorities.

**Recognizable Impact:** MDOC will give priority to those proposals located within Areas of Greatest Need that can demonstrate the eligible NSP activities would result in a long-term, recognizable and visible impact and would promote overall neighborhood stabilization and community renewal.

**Capacity of Applicant and Program Administrators:** An applicant must have the management capacity to undertake and satisfactorily complete the project it is proposing. If any question arises during the evaluation as to the management and capability of completing the project, MDOC may request additional information.

**Citizen Participation Requirements:** Public involvement can be a key factor in developing community understanding and support for a proposed NSP project and ultimately lead to a more successful project. By involving the public up-front in the development of NSP grant proposals, potential applicants can make more people aware of the opportunities available through a proposed NSP project.

**Assistance to Low-Income Households at or Below 50 percent AMI:** In order to meet the requirement that at least 25 percent of all NSP funds assist households at or below 50 percent of the area median income (AMI), the State will give absolute priority to proposals that address foreclosed and abandoned property which will serve persons in this income category.

**Priority Need Areas:** MDOC will give priority to proposals that address foreclosures and abandonment in the Priority Need Areas or sub-area of greatest need as defined in the NSP substantial amendment and the NSP application guidelines. To qualify for this criterion, an applicant is not required to use all NSP funds in the geographic location(s) defined as Priority Need Areas. The State encouraged the use of local data to identify further priority need areas.

## Definitions and Descriptions:

### Definitions and Descriptions

#### Blighted Structure

The definition of "blighted structure" can include any one of the following categories:

§ Structures that would follow the definition under MCA 7-15-4206 part (a):

o "Blighted Structure" means a structure that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, that substantially impairs or arrests the sound growth of the city or its environs, that retards the provision of housing accommodations, or that constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare and morals in its present conditions and use by reason of substantial physical dilapidation, deterioration, age, obsolescence, or defective construction, material, and arrangement of buildings or improvements, whether residential or non-residential.

§ Units identified as "substantially substandard" or "severely substandard" according to the Point Detraction Guideline utilized in the Montana CDBG Program, Application Guidelines for Housing and Neighborhood Renewal Projects, Appendix L, as

follows:

- o Substantially Substandard – Unit appears to need substantial repair. (Rehabilitation may not be cost-effective. Alternative forms of assistance may be more appropriate.)
- o Severely Substandard – Unit appears dilapidated. Demolition and housing replacement should be considered.

#### Affordable Rents

The rents will be set in order that individuals pay no more than 35 percent of their gross income for rent, including utilities, or the applicable fair market rents for the area, as established annually by HUD, less any utility costs paid by the tenants, whichever is lower. Gross income will be defined according to the federal standards for the HUD Section 8 rent assistance program.

#### Continued Affordability

HUD requires that states ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental or redevelopment of abandoned and foreclosed upon homes and residential properties remain affordable to individuals or families whose incomes do not exceed 120 percent of area median income (AMI). All homebuyer and rental units assisted must include provisions for long-term affordability restrictions.

MDOC will require that all grantees adhere to the MDOC HOME Program affordability requirements and standards as further described in the Montana NSP Amendment. Any rental units assisted or developed with NSP funds fulfilling the requirements to create housing for households with incomes no greater than 50 percent AMI must remain available to households within that income limit for the duration of the MDOC HOME Program affordability period.

#### Housing Rehabilitation Standards

"Rehabilitation" includes using NSP funds to make improvements to substandard residential structures. NSP housing rehabilitation or related redevelopment projects would focus on bringing housing units up to basic code standards by addressing structural deficiencies, improving electrical systems, plumbing and roofing, and incorporating energy conservation measures.

#### Abandoned Property

As defined by the HUD within the NSP Notice, "A home is abandoned" when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, AND the property has been vacant for at least 90 days.

#### Foreclosed Property

HUD has defined "foreclosed property" within the NSP Notice. as "A property has been foreclosed upon" at the point that, under state or local law, the mortgage or tax foreclosure is complete. HUD generally will not consider a foreclosure to be complete until after the title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law. In order to qualify for NSP funds any foreclosed properties cannot be occupied.

#### Area of Greatest Need

The State's definition of "Area of Greatest Need", is located in a separate section of the action plan.

#### Vacant Property

The State has defined "vacant property" as any property that is an unoccupied structure or unoccupied parcel of land upon which no structure(s) are present.

### Low Income Targeting:

#### Low-Income Targeting

In compliance with the HERA requirement, at least one-fourth of the total funds obligated through Montana's NSP allocation were available to meet the set-aside requirement. Therefore, \$4,900,000 or 25% of the total NSP allocation of \$19.6 million that the State of Montana was available for the purchase and redevelopment of abandoned or foreclosed homes or residential properties for individuals or families whose income does not exceed 50 percent of AMI.

As part of the application ranking priorities, absolute priority funding was given to those applicants that proposed to address the foreclosure issues in their proposed community and provide at least 25 percent of all NSP awarded funds to assist households at or below 50 percent of area median income.

### Acquisition and Relocation:

#### Acquisition and Relocation

The HUD NSP Notice requires information on replacement for all housing units for low and moderate-income households that are lost due to demolition or modification of housing, the HUD NSP Notice requires information about how such losses will be mitigated. One-for-one replacement is required under the regular CDBG program as found in 24 CFR 42.375.

While no NSP project applications, received by MDOC, proposed to demolish an occupied property; MDOC did provide applicants the opportunity to apply for NSP funds for projects that may have proposed a voluntary demolition of an occupied residence that would have been considered unsuitable for habitation to assist families at or below 120% AMI. Relocation assistance for occupants of structures proposed for demolition must be voluntary. The individual or family would receive assistance according to the Uniform Relocation Act. No resident would be forcibly removed from the property and Montana would not exercise eminent domain under any circumstances for projects utilizing NSP funds.

### Public Comment:

#### Public Comment

Prior to the publication, the State of Montana encouraged initial comments from the public to assist in drafting the amendment. Presentations or conferences regarding NSP involving MDOC staff prior to November 13, 2008, the date of publication of the amendment were:

#### NSP Presentations Given Statewide

- League of Cities and Towns in Missoula on October 9, 2008.

- Montana Association of Counties in Hamilton on September 24, 2008.
- Four statewide housing workshops held at the following locations:
  - o Glendive &ndash October 15, 2008
  - o Billings &ndash October 16, 2008
  - o Missoula &ndash October 29, 2008
  - o Great Falls &ndash October 30, 2008
- A two-hour statewide combined Go-to-Webinar (internet-based conference call) and METNET (video-conferencing) on November 20. MDOC staff presented this amendment and provided an opportunity for comments and questions.
- NSP Presentations Given to all Montana Tribes
  - Conference call with representatives of several Montana reservations, Governor's Office of Economic Development, and local HUD Field Representatives on October 5, 2008.
  - A two-hour statewide combined Go-to-Webinar (internet-based conference call) and METNET (video-conferencing) on November 20. MDOC staff presented this amendment and provided an opportunity for comments and questions.
  - A meeting on November 21 in Billings with representatives of several Indian tribes, reservations and a representative of NeighborWorks Montana to discuss how NSP funds can be used by Montana's tribes.

#### General Public Correspondence to NSP

- Numerous e-mail's, letters and phone calls with elected officials and non-profit organizations.

#### Summary of Public Comments on Montana's NSP Amendment

Montana Department of Commerce (MDOC) received the following comments on Montana's draft action plan amendment for the Neighborhood Stabilization Program during the 15 day public comment period held November 13 through November 27, 2008. Comments were grouped according to common subject areas. MDOC responses are as follows:

1. Please consider how difficult it is to design, build, and sell or lease up within the 12 month limit for redevelopment of demolished or vacant properties, especially if procurement is involved.

#### MDOC Response:

MDOC agrees that the proposed time frame is too restrictive for most prospective applicants. The following change has been inserted into the final amendment: "Occupancy of any project will need to be completed within four years of the date of HUD's approval of the MDOC NSP Amendment."

&nbsp;

2. Please consider the risk to applicants of obligating administrative or project costs without a firm commitment of funds from MDOC.

#### MDOC Response:

MDOC does not expect eligible applicants to firmly obligate resources in the absence of a commitment of funds from MDOC. Additional language was added to the amendment to clarify that MDOC recommends that all NSP recipients clearly state in their procurement actions that all contracts obligating NSP funds are contingent upon the firm receipt of funds from MDOC. This process is similar to standard practice in the regular state CDBG program.

3. Please consider an abbreviated application deadline to ensure a level playing field and to offer a more transparent system.

#### MDOC Response:

In response to comments from several tribes and small, rural communities from all parts of the State, MDOC has established a three-stage, request for proposals process. This staged process will allow MDOC to provide technical assistance to those who have not worked previously with the State CDBG program, and work with eligible recipients to review preliminary project proposals and to suggest modifications and ensure consistency with NSP requirements.

4. Is a public hearing for NSP proposals required?

#### MDOC Response:

Yes, MDOC will require one public hearing prior to submission of an application for NSP funds. Three factors influenced this decision: Montana CDBG's long history of encouraging public participation in the development of local CDBG projects, the Montana Constitution's requirement for open government, and the Schweitzer Administration's strong affirmation of openness and citizen participation in State government. The local unit of government will be responsible to hold and document the hearing, which should encourage consultation with intended beneficiaries and local citizens.

5. How do you plan to prioritize criteria to fund proposals?

- a. First come/first served?
- b. Greater need: "Qualified Need" vs. "Priority Need" groups?
- c. Most responsive to the NSP criteria?
- d. Permanent, single-family owned affordable housing proposals versus rentals?

#### MDOC Response:

MDOC is determined to obligate and expend as much as possible of the NSP funds to benefit Montana families during the established timeframes. As required by HUD, MDOC included additional language to clearly state that Montana's NSP funds will be prioritized to address HERA's requirement that at least 25 percent of the funds will be used on foreclosed or abandoned properties that will assist families or individuals whose income does not exceed 50 percent of area median income. See additional discussion under Section B of the Amendment, Distribution Process.

6. Please consider allowing eligible recipients to use the most current local data in lieu of the data referenced in the draft. Local current data more relevant and pertinent.

#### MDOC Response:

MDOC encourages applicants in Areas of Greatest Need to use local data to support their NSP proposals. Each eligible applicant should highlight pertinent local data within its proposal(s), wherever relevant. All such data will be considered by MDOC during application review by MDOC.

7. Foreclosure is not currently as big a problem in Montana as in some other states. Please consider the fact that Montana's market trends lag behind national trends, so foreclosures and the risk of foreclosures have not yet impacted many places in Montana.

MDOC Response:

MDOC has collected data from many sources demonstrating an acceleration of the foreclosure problem in the Areas of Greatest Need.

8. Please consider a plan to distribute funding through regional organizations or non-profits.

MDOC Response:

MDOC has established that eligible applicants will be limited to reservations and local governments located within the designated Areas of Greatest Need for submitting proposals to MDOC when the RFP process has begun. Federal regulations require that grant recipients have adequate management capacity and financial management systems that meet generally accepted accounting principles. Given the limited time frames for NSP implementation, MDOC believes that this responsibility is best assured by limiting eligible applicants to Indian reservations and general purpose local governments (counties and municipalities). Many of Montana's Indian tribes are familiar with CDBG requirements because of past experience with the HUD Indian CDBG Program. Likewise, many counties and municipalities are also familiar with CDBG requirements due to past experience with either the HUD Entitlement CDBG Program or the State CDBG Program. See discussion under Section B of the Amendment, Eligible Applicants.

However, MDOC encourages regional and non-profit organizations to partner with tribes and local governments to develop and implement NSP proposals.

9. Please consider redistribution of funds within a region to accomplish the benefit within respective regions.

MDOC Response:

HERA has established that NSP funds can only be used in the Areas of Greatest Need and obligated or used within 18 months, this timeframe begins the date that HUD approves Montana's amendment. If funds are not obligated before the end of 18 months, HUD will recapture the funds. Due to the complex and challenging regulatory framework for NSP, the redistribution of NSP funds to a regional area could restrict the implementation of Montana's NSP program.

10. Please consider a streamlined approach to the application and reporting requirements.

MDOC Response:

Many of the application requirements are dictated by HUD; however, MDOC has proposed a three-stage RFP process to allow all eligible recipients time to respond with proposals that are consistent with the NSP. See additional discussion under Section B in the Amendment, Distribution Process.

11. Several Comments were received requesting set-asides for the following categories:

- o Community Land Trusts,
- o Elderly Persons,
- o Tribes,
- o Entitlement Areas,
- o Specific geographic regions in the State, and
- o Non-profit organizations.

MDOC Response:

The NSP Federal Register Notice established the eligible uses of NSP funds. Additionally, MDOC has proposed a three-stage RFP process to quickly implement Montana's NSP and to be responsive to the needs of all of the various interest groups. In addition, MDOC is concerned that allocating NSP funds through categorical set-asides could create a potential obstacle for assuring that all the NSP funds will be committed to local projects within the required 18 month timeframe. See additional discussion under Section B in the Amendment, Award of Funds.

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$19,600,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$19,600,000.00
<b>Program Funds Drawdown</b>	\$3,454,765.63	\$10,619,561.13
<b>Obligated CDBG DR Funds</b>	\$2,793,325.31	\$19,600,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$5,012,691.06
<b>Match Contributed</b>	\$0.00	\$7,000,000.00
<b>Program Income Received</b>	\$423,252.63	\$965,092.45

Program Income Drawdown	\$582,432.26	\$844,855.85
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## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$7,000,000.00
Limit on Public Services	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$403,176.88
Limit on State Admin	\$0.00	\$403,176.88

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,900,000.00	\$5,516,738.58

## Overall Progress Narrative:

Montana Department of Commerce (MDOC) has been successfully carrying out NSP1 activities with eight approved NSP1 grantees through the performance based grant system. These eight grantees are:

- Anaconda Deer Lodge County &ndash activities carried out in Ananconda
- City of Billings &ndash activities carried out in the city limits of Billings
- Gallatin County &ndash activities carried out 3 miles outside city limits of Bozeman
- City of Great Falls &ndash activities carried out in the city limits of Great Falls
- City of Kalispell &ndash activities carried out in the city limits of Kalispell
- City of Missoula &ndash activities carried out in the city limits of Missoula
- Pondera County &ndash activities carried out in Brady and City of Conrad
- Sanders County &ndash activities carried out in Town of Plains

Through the performance based system, MDOC signs a contract with the grantee but does not award or obligate funds when contract amendment is executed. Contract amendments are executed and NSP1 funds are awarded and obligated when the grantee has identified a specific eligible foreclosed property to obligate funds toward.

MDOC has executed a total of 47 contract amendments since September 2009. These 47 contract amendments have secured 42 single family residences 184 residences in multi-family units. This will provide a total of 226 homes for low, moderate and middle income (LMMI) households to live in for at least 20 or more years, according to the period of affordability. Of the 42 single family residences, 16 will be placed into a community land trust to preserve affordability for 90 years. Of the 184 residences in multi-family units, 59 condo units will be made available for homeownership for LMMI households, and 125 units will be available for rent to LMMI households.

MDOC has fully obligated the total amount of NSP 1 funds of \$19,600,000 or 100% of the NSP1 funds to approved grantees since September 2009. Of the 100% approved, approximately 52% of the total funds were dispersed/expended on eligible activities. Additionally, of the 100% approved, approximately 27% has been awarded and obligated toward eligible foreclosed properties that will be targeted toward households at or below 50% of area median income, meeting the set aside requirement.

While all NSP 1 funds have been firmly obligated, rehabilitation and new construction work is in full swing. Nearly every project has begun to start rehab/construction activities. Those projects that have not yet begun construction related work, have provided MDOC with implementation schedules that document the start date at no later than January 2011. Construction related work for all grantees is scheduled to be completed by Spring of 2012. This

places the target date of completion well within the requirements of occupancy for NSP 1 funds. Several grantees have now completed sales of some units and LMML homeownership has been achieved for several households. The completion of these sales has earned program income for one such grantee and they have been reusing it to purchase additional units to further the impact of their initial NSP 1 direct funds. By next fall all it is anticipated that all single family homes that were originally acquired and rehabilitated with NSP 1 direct funds will be sold and the program income will continue to carryout program activities for those NSP1 grantees. All homebuyer activities will be funded with program income only.

Currently, NSP staff are completing site visits, attending pre-construction conferences and assisting in daily technical assistance to all grantees. NSP staff still struggle with the DRGR system use and the upgrades that occurred during this past quarter. While the NSP staff did make changes to the DRGR system to improve the reporting, the staff are still experiencing some troubles with reporting the information required in DRGR.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, NSP Eligible Use A - Financing Mechanisms SF	\$0.00	\$0.00	\$0.00
0002, NSP Eligible Use B - Acquisition, New Construction and	\$431,519.46	\$6,468,500.00	\$3,280,151.78
0003, NSP Eligible Use B - Acquisition, Demolition, New	\$526,863.05	\$4,900,000.00	\$2,480,686.63
0004, NSP Eligible Use B - Acquisition & Rehab of SF	\$1,463,825.65	\$4,182,818.00	\$2,394,024.30
0005, NSP Eligible Use B - Acquisition & Rehab for CLT	\$955,252.28	\$2,645,998.00	\$2,103,781.00
0006, NSP Eligible Use D - Demolition of Blight	\$0.00	\$0.00	\$0.00
0007, NSP Eligible Use E - Redevelopment of Vacant Properties	\$0.00	\$0.00	\$0.00
607000- SA, State Administration	\$33,000.00	\$980,000.00	\$273,000.00
607000- SGA, Sub Grantee Admin	\$44,305.19	\$422,684.00	\$87,917.42
9996, Not used	\$0.00	\$0.00	\$0.00
9997, Not used	\$0.00	\$0.00	\$0.00
9998, Not used	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Bucket, Bucket Project	\$0.00	\$0.00	\$0.00

## Activities



<b>Grantee Activity Number:</b>	<b>ADLC 2</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

0004

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab of SF

**Projected Start Date:**

03/01/2010

**Projected End Date:**

07/31/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Anaconda Deer Lodge County

**Overall****Jul 1 thru Sep 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$703,855.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$703,855.00
<b>Program Funds Drawdown</b>	\$71,221.00	\$71,221.00
<b>Obligated CDBG DR Funds</b>	\$703,855.00	\$703,855.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$518,420.00
Anaconda Deer Lodge County	\$0.00	\$518,420.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

rehabilitation of acquired single family homes for resale to LMMI

**Location Description:**

scattered site single family foreclosed homes in eastern portion in City of Anaconda MT

**Activity Progress Narrative:**

Seven foreclosed and deteriorated properties have been either donated or acquired with NSP funds in Anaconda. All project activities for each property involve rehabilitation or redevelopment in order to provide safe, decent, sanitary housing for LMMI households.

All set aside and non set aside funds are currently fully obligated. The most recent contract was executed August 6, 2010. No additional reporting information has been gathered as the rehabilitation is beginning. Once rehab / redevelopment work is completed and sales to LMMI households are executed additional more specific information per property will be reported. Final work lists for each property was completed, contractors for rehab work were procured and contracts were executed to contractor in September. Rehab work has begun and is anticipated to be completed by December 2010. Rehab is anticipated to be completed by Spring of 2011.

Total grant award for both set aside and non set aside for Anaconda Deer Lodge is \$1,131,310. Non set aside rehab/redevelopment is \$703,855 which does not include admin costs (these are reported separately under State subgrantee admin).

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/4	0/4	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>ADLC 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction SA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Anaconda Deer Lodge County

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$411,905.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$411,905.00
<b>Program Funds Drawdown</b>	\$71,101.00	\$71,101.00
<b>Obligated CDBG DR Funds</b>	\$411,905.00	\$411,905.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$235,725.00
Anaconda Deer Lodge County	\$0.00	\$235,725.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

acquisition, rehab and resale of foreclosed properties to Low income households only.

**Location Description:**

scattered sites located in Anaconda

**Activity Progress Narrative:**

DRGR Narrative the Anaconda Deer Lodge County

Acquisition activity progress from July 1 through September 30, 2010

Seven foreclosed properties have been either donated or acquired with NSP funds in Anaconda. All project activities for each property involve rehabilitation or reconstruction in order to provide safe, decent, sanitary housing for LMHI households.

Rehabilitation/reconstruction activity progress from July 1 through September 30, 2010.

All set aside and non set aside funds have been fully obligated as of the date of the last contract executed on August 6, 2010.

No additional reporting information has been gathered as the rehabilitation is beginning. Once rehab / redevelopment work is completed and sales to LMHI households are executed additional more specific information per property will be reported.

Final work lists for each property was completed, contractors for rehab work were procured and contracts were executed to contractor in September. Rehab work has begun and is anticipated to be completed by December 2010. Rehab is anticipated to be completed by Spring of 2011.

Homeownership activity progress from July 1 through September 30, 2010

The grantee is still working on rehab activities therefore, no resale of any property has been completed. Resale is anticipated for 2011.

Total grant award for both set aside and non set aside for Anaconda Deer Lodge is \$1,131,310. Set aside rehab/redevelopment is \$411,905 which does not include admin costs (these are reported separately under State subgrantee admin).

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/3	0/0	0/3	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>ADLC 3</b>
<b>Activity Title:</b>	<b>Financing Mechanisms ADLC</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

08/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Anaconda Deer Lodge County

Overall	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Anaconda Deer Lodge County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

To provide financing to MMI households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**
**Activity Progress Narrative:**

All homeownership activities will be funded solely with program income.

Homeownership activity progress from July 1 through September 30, 2010

The grantee is still working on rehab activities therefore, no resale of any property has been completed. Resale is anticipated for 2011, once rehab/redevelopment is completed for each property the resale data to LMMI will be entered.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

**Beneficiaries Performance Measures**

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Total Households	0	0	0	0/0	0/0	0/0	0
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>ADLC 3 SA</b>
<b>Activity Title:</b>	<b>Financing Mechanisms SA</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

08/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Anaconda Deer Lodge County

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Anaconda Deer Lodge County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

To provide financing to low income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**

properties located in Anaconda

**Activity Progress Narrative:**

All homeownership activities will be funded solely with program income.  
Homeownership activity progress from July 1 through September 30, 2010

The grantee is still working on rehab activities therefore, no resale of any property has been completed. Resale is anticipated for 2011, once rehab/redevelopment is completed for each property the resale data to LMMI will be entered.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





<b>Grantee Activity Number:</b>	<b>Billings 2</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

0004

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab of SF

**Projected Start Date:**

03/01/2010

**Projected End Date:**

07/31/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Billings

**Overall****Jul 1 thru Sep 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$213,364.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$213,364.00
<b>Program Funds Drawdown</b>	\$118,997.99	\$118,997.99
<b>Obligated CDBG DR Funds</b>	\$213,364.00	\$213,364.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$91,564.00
City of Billings	\$0.00	\$91,564.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

rehabilitation of acquired single family foreclosed properties for moderate or middle income households.

**Location Description:**

scattered site single family homes within city limits of Billings MT

**Activity Progress Narrative:**

Acquisition activity progress from July 1 through September 30, 2010

Three foreclosed properties have been acquired on July 19, 2010 with NSP funds in Billings. All project activities for each property involve rehabilitation or redevelopment in order to provide safe, decent, sanitary housing for LMMI households.

Rehabilitation/reconstruction activity progress from July 1 through September 30, 2010.

All set aside and non set aside funds have been fully obligated as of the date of the last contract executed July 19, 2010. No additional reporting information has been gathered as the rehabilitation is beginning. Once rehab / redevelopment work is completed and sales to LMMI households are executed additional more specific information per property will be reported.

Final work lists for each property was completed, contractors for rehab work were procured and contracts were executed to contractor in September. Rehab work has begun and is anticipated to be completed by December 2010. Rehab is anticipated to be completed by December 2010.

Total grant award for both set aside and non set aside for the City of Billings is \$555,665, which includes administrative costs (these are reported separately under State subgrantee admin).

Homeownership activity progress from July 1 through September 30, 2010

The grantee is still working on rehab activities therefore, no resale of any property has been completed. Resale is anticipated for 2011.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/1	0/1	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Billings 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction SA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

01/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Billings

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$332,864.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$332,864.00
<b>Program Funds Drawdown</b>	\$242,600.99	\$242,600.99
<b>Obligated CDBG DR Funds</b>	\$332,864.00	\$332,864.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$38,638.00
City of Billings	\$0.00	\$38,638.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

acquisition, rehab and resale of foreclosed properties located in Billings. Resale of properties will be targeted to households at or below 50% AMI.

**Location Description:**

acquisition of scattered site foreclosed properties in Billings

**Activity Progress Narrative:**

Acquisition activity progress from July 1 through September 30, 2010

Three foreclosed properties have been acquired on July 19, 2010 with NSP funds in Billings. All project activities for each property involve rehabilitation or redevelopment in order to provide safe, decent, sanitary housing for LMHI households.

Rehabilitation/reconstruction activity progress from July 1 through September 30, 2010.

All set aside and non set aside funds have been fully obligated as of the date of the last contract executed July 19, 2010. No additional reporting information has been gathered as the rehabilitation is beginning. Once rehab / redevelopment work is completed and sales to LMHI households are executed additional more specific information per property will be reported.

Final work lists for each property was completed, contractors for rehab work were procured and contracts were executed to contractor in September. Rehab work has begun and is anticipated to be completed by December 2010. Rehab is anticipated to be completed by December 2010.

Total grant award for both set aside and non set aside for the City of Billings is \$555,665, which includes administrative costs (these are reported separately under State subgrantee admin).

Homeownership activity progress from July 1 through September 30, 2010

The grantee is still working on rehab activities therefore, no resale of any property has been completed. Resale is anticipated for 2011.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/2	0/0	0/2	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Billings 3</b>
<b>Activity Title:</b>	<b>Financing</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

01/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Billings

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Billings	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

To provide financing to moderate or middle income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**

properties located in Billings

**Activity Progress Narrative:**

All homeownership activities will be funded solely with program income.  
Homeownership activity progress from July 1 through September 30, 2010

The grantee is still working on rehab activities therefore, no resale of any property has been completed. Resale is anticipated for 2011.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Billings 3 SA</b>
<b>Activity Title:</b>	<b>Financing Mechanisms</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

01/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Billings

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Billings	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

To provide financing to low income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**

properties located in Billings

**Activity Progress Narrative:**

All homeownership activities will be funded solely with program income.  
Homeownership activity progress from July 1 through September 30, 2010

The grantee is still working on rehab activities therefore, no resale of any property has been completed. Resale is anticipated for 2011.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





<b>Grantee Activity Number:</b>	<b>Cancelled</b>
<b>Activity Title:</b>	<b>Cancelled</b>

**Activity Category:**

Acquisition - general

**Project Number:**

9998

**Projected Start Date:**

02/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Not used

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Anaconda Deer Lodge County

**Overall**
**Jul 1 thru Sep 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	(\$75,650.00)	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Cancelled per HUD guidance: All acquisition/rehabilitation/resale activities will be reported under rehabilitation/reconstruction of residential structures (eligible use B).

**Location Description:**

None

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	0/0
<b>Total acquisition compensation to</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Cancelled 4</b>
<b>Activity Title:</b>	<b>Cancelled</b>

**Activity Category:**

Acquisition - general

**Project Number:**

9998

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Not used

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Anaconda Deer Lodge County

**Overall**
**Jul 1 thru Sep 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	(\$75,650.00)	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Cancelled activity

**Location Description:**
**Activity Progress Narrative:**
**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	0/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Cancelled 5</b>
<b>Activity Title:</b>	<b>Cancelled</b>

**Activity Category:**

Construction of new housing

**Project Number:**

0007

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

NSP Eligible Use E - Redevelopment of Vacant Properties

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Anaconda Deer Lodge County

**Overall**
**Jul 1 thru Sep 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$166,075.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**
**Location Description:**
**Activity Progress Narrative:**

No additional activities to report at this time.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>#Sites re-used</b>	0	0/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Cancelled 6</b>
<b>Activity Title:</b>	<b>cancelled</b>

**Activity Category:**

Construction of new housing

**Project Number:**

0007

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

NSP Eligible Use E - Redevelopment of Vacant Properties

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Anaconda Deer Lodge County

**Overall**
**Jul 1 thru Sep 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

To provide financing to low income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**

properties located in Ananconda

**Activity Progress Narrative:**

No activities to report at this time.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>#Sites re-used</b>	0	0/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





<b>Grantee Activity Number:</b>	<b>Gallatin 1</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

01/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, New Construction and

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Gallatin County

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,079,501.59
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,079,501.59
<b>Program Funds Drawdown</b>	\$0.00	\$2,079,501.59
<b>Obligated CDBG DR Funds</b>	\$0.00	\$2,079,501.59
<b>Expended CDBG DR Funds</b>	\$0.00	\$2,079,501.59
Gallatin County	\$0.00	\$2,079,501.59
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquire 1 foreclosed existing structure 23 units and foreclosed vacant land; resale of units will be to LMMI individuals for homeownership. Vacant land will be used for new construction of secondary Gallatin activity. Activity information reported under Gallatin 2 and Gallatin 2 SA

**Location Description:**

244 Cottonwood Road, Bozeman MT 59718

**Activity Progress Narrative:**

Acquisition of foreclosed property was completed February 1, 2010. All further activities reported under new construction for Gallatin County.

Acquisition activity progress for July 1 through September 30, 2010. Acquisition of foreclosed property occurred in February 2010. No other acquisition activities are anticipated. All further activities reported under new construction for Gallatin County.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/0
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	0/0

Total acquisition compensation to	0	0/0
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Gallatin 1 SA</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, New Construction and

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Gallatin County

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$769,130.73
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$769,130.73
<b>Program Funds Drawdown</b>	\$0.00	\$769,130.73
<b>Obligated CDBG DR Funds</b>	\$0.00	\$769,130.73
<b>Expended CDBG DR Funds</b>	\$0.00	\$769,130.73
Gallatin County	\$0.00	\$769,130.73
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of foreclosed condo building with foreclosed property acquired for new construction and resale of condo units to low income households. All activities reported under Gallatin 2 (moderate and middle) and Gallatin 2 SA (low)

**Location Description:**

Cottonwood Bozeman MT

**Activity Progress Narrative:**

Acquisition of foreclosed property was completed February 1, 2010. All further activities reported under new construction (set aside) for Gallatin County.

Acquisition activity progress for July 1 through September 30, 2010. Acquisition of foreclosed property occurred in February 2010. No other acquisition activities are anticipated. All further activities reported under new construction for Gallatin County.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Gallatin 2</b>
<b>Activity Title:</b>	<b>New construction</b>

**Activity Category:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

0002

**Project Title:**

NSP Eligible Use B - Acquisition, New Construction and

**Projected Start Date:**

02/01/2010

**Projected End Date:**

07/31/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Gallatin County

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,714,900.68
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,714,900.68
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	(\$403,195.82)	\$2,714,900.68
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Gallatin County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

New construction - containing 44 units. Units will be sold to LMMI individuals as homeownership. Construction includes site work, infrastructure, landscaping and building.  
Current activities listed in QPR

**Location Description:**

244 Cottonwood Road, Bozeman MT 59718

**Activity Progress Narrative:**

Construction began for the project during the past 4 weeks. Contractor has 5% of project completed but is working on the schedule approved by MDOC. During a recent onsite monitoring visit, MDOC staff found the site clean and with no apparent environmental hazards and all labor posters and information were posted appropriately. Construction will continue for several months.

Acquisition activity progress for July 1 through September 30, 2010. Acquisition of foreclosed property occurred in February 2010. No other acquisition activities are anticipated. All further activities reported under new construction for Gallatin County. New construction activity progress for July 1 through September 30, 2010.

Building 1: This building is fully constructed and was purchased as a foreclosed property. One condo unit sold to household at 57% AMI. Additional units are available for sale and developer is working toward sales of these available units.

Building 2: Procurement and Bidding Process was completed during last report. NSP staff completed site visit and found the site was very clean and all labor and civil rights posters were appropriately placed on site and accessible for all construction workers. Construction continues and the anticipated completion date is September 2011. Construction is about 30% complete.

Resale activity progress for July 1 through September 30, 2010.

One unit has been sold to a household at 57% AMI.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/44

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	1	1	0/0	1/44	1/44	100.00
# Owner Households	0	1	1	0/0	1/44	1/44	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Gallatin 2 SA</b>
<b>Activity Title:</b>	<b>New construction</b>

**Activity Category:**

Construction of new housing

**Project Number:**

0002

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, New Construction and

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Gallatin County

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$904,967.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$904,967.00
<b>Program Funds Drawdown</b>	\$431,519.46	\$431,519.46
<b>Obligated CDBG DR Funds</b>	(\$134,398.50)	\$904,967.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Gallatin County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

New Construction- 15 units, to be sold to 50%AMI individuals as homeownership. Construction includes site work, infrastructure, landscaping and building

**Location Description:**

244 Cottonwood Road, Bozeman MT 59718

**Activity Progress Narrative:**

Construction began for the project during the past 4 weeks. Contractor has 5% of project completed but is working on the schedule approved by MDOC. During a recent onsite monitoring visit, MDOC staff found the site clean and with no apparent environmental hazards and all labor posters and information were posted appropriately. Construction will continue for several months. Construction of the 36 unit condo building will include at least 9 units that are specifically made available for low income households.

Acquisition activity progress for July 1 through September 30, 2010. Acquisition of foreclosed property occurred in February 2010. No other acquisition activities are anticipated. All further activities reported under new construction for Gallatin County. New construction activity progress for July 1 through September 30, 2010.

Building 1: This building is fully constructed and was purchased as a foreclosed property. One condo unit sold to household at 57% AMI. Additional units are available for sale and developer is working toward sales of these available units.

Building 2: Procurement and Bidding Process was completed during last report. NSP staff completed site visit and found the site was very clean and all labor and civil rights posters were appropriately placed on site and accessible for all construction workers. Construction continues and the anticipated completion date is September 2011. Construction is about 30% complete.

Resale activity progress for July 1 through September 30, 2010.

One unit has been sold to a household at 57% AMI.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/15

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/15	0/0	0/15	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>Great Falls 1</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0004

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$436,986.37
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$436,986.37
<b>Program Funds Drawdown</b>	\$0.00	\$436,986.37
<b>Obligated CDBG DR Funds</b>	\$211,986.37	\$436,986.37
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Great Falls	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of foreclosed properties for households at and below 120% of Area Median Income. Rehab and resale of the foreclosed properties will be reported under a separate activity.  
Activities reported under Great Falls 2 and Great Falls 2 SA

**Location Description:**

Foreclosed properties to be purchased in scattered sites within the city limits of Great Falls.

**Activity Progress Narrative:**

Acquisition of foreclosed and vacant properties continue as the grantee has recieved program income. Due to the ever increasing amount of program income, additional properties could be acquired well into 2011.  
Acquisition activity progress from July 1 through September 30, 2010  
A total of 13 foreclosed homes were acquired with direct NSP 1 funds in Great Falls. Two units were also acquired with program income funds, those units were blighted and not foreclose. Program income funds are the only funding source that is assisting the two blighted units. During this report period an additional seven foreclosed units were acquired with a combination of direct NSP 1 funds and program income received from the sale of previously acquired/rehabbed/ and resold units. All units are being sold to households that are at or below 120% AMI. No other acquisitions will be completed with direct NSP 1 funds but will continue with program income, once the grantee receives revenue from the additional sales.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	4	4/0

# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/0
# of Singlefamily Units	4	4/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>Great Falls 1 SA</b>
<b>Activity Title:</b>	<b>Acquisition SA</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0004

**Projected Start Date:**

08/31/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$401,230.55
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$401,230.55
<b>Program Funds Drawdown</b>	\$0.00	\$350,780.55
<b>Obligated CDBG DR Funds</b>	(\$206,622.45)	\$401,230.55
<b>Expended CDBG DR Funds</b>	\$0.00	\$436,727.27
City of Great Falls	\$0.00	\$0.00
City of Great Falls	\$0.00	\$436,727.27
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$6,248.75
<b>Program Income Drawdown</b>	\$0.00	\$6,248.75

**Activity Description:**

Purchase foreclosed properties to rehab and resell to Low income households (50% AMI).  
All activities reported under Great Falls 2 or Great Falls 2 SA

**Location Description:**

properties located in the City of Great Falls

**Activity Progress Narrative:**

Acquisition activities of four of the possible 14 properties have been designated toward households at or below 50% AMI. And have been completed with a combination of direct NSP funds and NSP program income. The four properties have additional work such as rehab and resale, which are reported under separate activities.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	6/0
<b># of Parcels acquired voluntarily</b>	0	6/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	3/0	3/0	6/0	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Great Falls 2</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

08/31/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab of SF

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

**Overall**
**Jul 1 thru Sep 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$264,309.78
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$264,309.78
<b>Program Funds Drawdown</b>	\$0.00	\$30,801.48
<b>Obligated CDBG DR Funds</b>	\$44,604.41	\$170,824.41
<b>Expended CDBG DR Funds</b>	\$0.00	\$261,559.00
City of Great Falls	\$0.00	\$261,559.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$210,303.65	\$287,854.28
<b>Program Income Drawdown</b>	\$230,183.01	\$307,733.64

**Activity Description:**

Rehab of foreclosed unit in order to sell home to qualified moderate or middle income (120% AMI) home purchaser. Six total homes will be acquired, rehabbed and sold to eligible households.

**Location Description:**

Scattered foreclosed properties all located within the city limits of great falls.

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	5/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	1/0	0/0	1/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Great Falls 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction SA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

0004

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab of SF

**Projected Start Date:**

08/31/2009

**Projected End Date:**

07/31/2010

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Great Falls

**Overall****Jul 1 thru Sep 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$137,474.30
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$137,474.30
<b>Program Funds Drawdown</b>	\$0.00	\$82,180.67
<b>Obligated CDBG DR Funds</b>	\$21,502.67	\$230,959.67
<b>Expended CDBG DR Funds</b>	\$0.00	\$171,122.00
City of Great Falls	\$0.00	\$171,122.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$5,710.70	\$82,385.51
<b>Program Income Drawdown</b>	\$20,878.39	\$46,833.38

**Activity Description:**

Rehab of foreclosed unit to sell to home to qualified low (50%AMI) homeowner.

**Location Description:**

properties located in the City of Great Falls

**Activity Progress Narrative:**

Acquisition activity progress from July 1 through September 30, 2010

A total of 13 foreclosed homes were acquired with direct NSP 1 funds in Great Falls. Two units were also acquired with program income funds, those units were blighted and not foreclose. Program income funds are the only funding source that is assisting the two blighted units. During this report period an additional seven foreclosed units were acquired with a combination of direct NSP 1 funds and program income received from the sale of previously acquired/rehabbed/ and resold units. All units are being sold to households that are at or below 120% AMI. No other acquisitions will be completed with direct NSP 1 funds but will continue with program income, once the grantee receives revenue from the additional sales.

Rehabilitation activity progress from July 1 through September 30, 2010

Rehabilitation work is continuing on the 13 foreclosed homes and 2 blighted units purchased in Great Falls with NSP 1 funds. Units that have been sold are 100% completed with rehab while more recently purchased units have only 20% of the rehab work completed.

Homeownership assistance activity progress from July 1 through September 30, 2010

At this time seven units have been sold and seven are pending as rehab work still continues. It is anticipated that the resale of properties will continue through the Spring of 2011.

Three units have been sold to households at or below 50% AMI and four units have been sold to households at or below 120% AMI.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
#Energy Star Replacement Windows	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Great Falls 3</b>
<b>Activity Title:</b>	<b>Great Falls Financing</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

11/18/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Great Falls	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$198,240.82	\$346,823.62
<b>Program Income Drawdown</b>	\$242,259.79	\$242,259.79

**Activity Description:**

Financing Mechanism for households at or below 120% AMI but above 50% AMI. To provide financing to moderate or middle income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**
**Activity Progress Narrative:**

All homeownership activities will be funded solely with program income.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

**Beneficiaries Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total Low/Mod%</b>	
<b># of Total Households</b>	-1	0	-1	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Great Falls 3 SA</b>
<b>Activity Title:</b>	<b>Financing Mechanisms SA</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

08/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Great Falls	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$199,520.83
<b>Program Income Drawdown</b>	\$66,527.46	\$199,520.83

**Activity Description:**

Financing to low income homebuyers (50%AMI)

To provide financing to low income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**
**Activity Progress Narrative:**

All homeownership activities will be funded solely with program income.

Homeownership assistance activity progress from July 1 through September 30, 2010

At this time seven units have been sold and seven are pending as rehab work still continues. It is anticipated that the resale of properties will continue through the Spring of 2011.

Three units have been sold to households at or below 50% AMI and four units have been sold to households at or below 120% AMI.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	3	0	3	3/0	0/0	3/0	100.00
# Owner Households	3	0	3	3/0	0/0	3/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Kalispell 1</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0005

**Projected Start Date:**

02/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab for CLT

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,670,765.34
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,670,765.34
<b>Program Funds Drawdown</b>	\$916,513.26	\$1,374,339.06
<b>Obligated CDBG DR Funds</b>	\$477,550.00	\$1,700,750.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Kalispell	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of scattered site foreclosed single family homes for rehab and resale to homebuyers at or below 120%AMI. Thirteen total foreclosed units will be acquired with NSP funds for non set aside households.

**Location Description:**

Single Family Scattered Site within City limits of Kalispell MT

**Activity Progress Narrative:**

Acquisition of 16 foreclosed properties have occurred as of 8/30/2010 for income eligible households. Four units have been designated to provide safe, decent and sanitary housing for households at or below 50% AMI. All properties will be placed into a community land trust to secure affordable housing for longer than the period of affordability.

Nearly all funds were fully obligated by 8/30/2010, however during august one foreclosed property which did have an accepted buy/sell offer reverted back to the bank. Unobligated funds remain in this budget as of 9/1/2010, however another foreclosed property has been offered with these funds and once the accepted buy/sell is recieved by MDOC, an executed contract is in place, the grantee will purchase the property. It is anticipated that the response to the buy/sell will occur prior to 9/10/2010.

All properties have rehab work to be completed and will be resold in the CLT to income eligible homebuyers that have recieved a certification of completion of a HUD approved home buyer education course.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	4/0
<b># of buildings (non-residential)</b>	0	0/0

# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	4/0
Total acquisition compensation to	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	4/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	4/0	4/0	100.00
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Kalispell 1 SA</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0005

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab for CLT

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$691,750.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$691,750.00
<b>Program Funds Drawdown</b>	\$0.00	\$687,367.00
<b>Obligated CDBG DR Funds</b>	(\$108,250.00)	\$691,750.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Kalispell	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of foreclosed single family homes for rehab and resale to 50%MAI homebuyers

**Location Description:**

scattered properties in the City Kalispell

**Activity Progress Narrative:**

Acquisition of 16 foreclosed properties have occurred as of 8/30/2010 for income eligible households. Four units have been designated to provide safe, decent and sanitary housing for households at or below 50% AMI. All properties will be placed into a community land trust to secure affordable housing for longer than the period of affordability.

Nearly all funds were fully obligated by 8/30/2010, however during august one foreclosed property which did have an accepted buy/sell offer reverted back to the bank. Unobligated funds remain in this budget as of 9/1/2010, however another foreclosed property has been offered with these funds and once the accepted buy/sell is received by MDOC, an executed contract is in place, the grantee will purchase the property. It is anticipated that the response to the buy/sell will occur prior to 9/10/2010.

All properties have rehab work to be completed and will be resold in the CLT to income eligible homebuyers that have received a certification of completion of a HUD approved home buyer education course.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	4/0
<b># of Parcels acquired voluntarily</b>	0	4/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/0

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---



<b>Grantee Activity Number:</b>	<b>Kalispell 2</b>
<b>Activity Title:</b>	<b>rehabilitation/reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0005

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab for CLT

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$204,710.66
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$204,710.66
<b>Program Funds Drawdown</b>	\$17,516.93	\$20,647.94
<b>Obligated CDBG DR Funds</b>	\$110,681.00	\$174,726.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$157,812.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Rehab of scattered site acquired single family homes

**Location Description:**

Rehabilitation of scattered site acquired single family homes within City limits of Kalispell Mt

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	4/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	4/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	4/0	4/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Kalispell 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

0005

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab for CLT

**Projected Start Date:**

11/01/2009

**Projected End Date:**

07/31/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Kalispell

**Overall****Jul 1 thru Sep 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$78,772.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$78,772.00
<b>Program Funds Drawdown</b>	\$21,222.09	\$21,427.00
<b>Obligated CDBG DR Funds</b>	\$18,205.00	\$78,772.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$60,567.00
City of Kalispell	\$0.00	\$60,567.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Rehab of acquired foreclosed single family homes resale to households at or below 50% AMI

**Location Description:**

Scattered site rehab of acquired foreclosed single family homes in city limits of Kalispell

**Activity Progress Narrative:**

Acquisition activity progress from July 1 through September 30, 2010

A total of 16 foreclosed homes were acquired with NSP 1 funds in Kalispell. During this report period an additional four units were acquired. All units will be placed into the community land trust to provide affordable housing 90 years. No other acquisitions will be completed with direct NSP 1 funds but will continue with program income, once the grantee receives revenue from the sales.

Rehabilitation activity progress from July 1 through September 30, 2010

Rehabilitation work is continuing on the 16 foreclosed homes purchased in Kalispell with NSP 1 funds. Approximately 69% of rehab work is completed.

Homeownership assistance activity progress from July 1 through September 30, 2010

At this time no units have been sold as rehab work still continues. It is anticipated that the resale of properties will begin in the Spring of 2011.

**Accomplishments Performance Measures**

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**Total**

# of Properties	0	4/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
# of Housing Units	0	0/0

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Kalispell 3</b>
<b>Activity Title:</b>	<b>Financing Mechanism</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

02/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Kalispell	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of foreclosed scattered site single family homes and financing mechanism by LMMI homebuyer. To provide financing to moderate or middle income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**

Scattered site single family foreclosed homes in City of Kalispell

**Activity Progress Narrative:**

All homeownership activities will be funded solely with program income.  
Homeownership assistance activity progress from July 1 through September 30, 2010

At this time no units have been sold as rehab work still continues. It is anticipated that the resale of properties will begin in the Spring of 2011.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0

# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>Kalispell 3 SA</b>
<b>Activity Title:</b>	<b>Financing Mechanism</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

02/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

**Overall**
**Jul 1 thru Sep 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Kalispell	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of scattered site foreclosed properties and Financing by Low income homebuyers.  
To provide financing to low income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**

Scattered site single family foreclosed homes in City of Kalispell

**Activity Progress Narrative:**

All homeownership activities will be funded solely with program income.  
Homeownership assistance activity progress from July 1 through September 30, 2010

At this time no units have been sold as rehab work still continues. It is anticipated that the resale of properties will begin in the Spring of 2011.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





<b>Grantee Activity Number:</b>	<b>Missoula 1</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0003

**Projected Start Date:**

02/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,465,367.69
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,465,367.69
<b>Program Funds Drawdown</b>	\$0.00	\$1,465,367.69
<b>Obligated CDBG DR Funds</b>	\$0.00	\$1,465,367.69
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Missoula	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Activity 1 -Acquire foreclosed property to complete activities for City of Missoula. All activities reported under Missoula 3, Missoula 3 SA

**Location Description:**

1311 East Broadway, Missoula MT 59802

**Activity Progress Narrative:**

Acquisition activity progress during July 1 through September 30, 2010. Activities of acquisition were completed in March 2010. No other activities to report.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/0
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	0/0
<b>Total acquisition compensation to</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Missoula 1 SA</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0003

**Projected Start Date:**

12/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Jul 1 thru Sep 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$488,455.89
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$488,455.89
<b>Program Funds Drawdown</b>	\$0.00	\$488,455.89
<b>Obligated CDBG DR Funds</b>	\$0.00	\$488,455.89
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Missoula	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Activity 1 -Acquisition of foreclosed property to complete activities two and three for City of Missoula. All activities reported under Missoula 3, Missoula 3 SA

**Location Description:**

1311 E Broadway, Missoula MT

**Activity Progress Narrative:**

Acquisition activity progress during July 1 through September 30, 2010. Activities of acquisition were completed in March 2010. No other activities to report.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Missoula 2</b>
<b>Activity Title:</b>	<b>Clearance and demolition</b>

**Activity Category:**

Clearance and Demolition

**Project Number:**

0003

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

06/01/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Jul 1 thru Sep 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$112,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$112,500.00
<b>Program Funds Drawdown</b>	\$112,500.00	\$112,500.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$112,500.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Missoula	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Activity 2 for City of Missoula - Demolition of foreclosed property, clearing of site in preparation for new construction (activity 3).  
All activities reported under Missoula 3, Missoula 3 SA

**Location Description:**

1311 East Broadway, Missoula MT 59802

**Activity Progress Narrative:**

Demolition/ site work activity progress during July 1 through September 30, 2010

- Demolition and site clearance activities completed and no other activities will be reported under demolition,
- Currently a fence has been placed around the property until construction will begin,
- Construction is anticipated to begin in January 2011.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
<b># of buildings (non-residential)</b>	0	0/0
<b># of Public Facilities</b>	0	0/0
<b># of Businesses</b>	0	0/0
<b># of Non-business Organizations</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Missoula 2 SA</b>
<b>Activity Title:</b>	<b>Clearance and demo</b>

**Activity Category:**

Clearance and Demolition

**Project Number:**

0003

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

06/01/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Jul 1 thru Sep 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$37,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$37,500.00
<b>Program Funds Drawdown</b>	\$37,500.00	\$37,500.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$37,500.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Missoula	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Demo and clearance of site acquired in Activity 1, preparation for new construction. All activities reported under Missoula 3, Missoula 3 SA

**Location Description:**

1311 East Broadway, Missoula MT

**Activity Progress Narrative:**

Demolition/ site work activity progress during July 1 through September 30, 2010

- Demolition and site clearance activities completed and no other activities will be reported under demolition,
- Currently a fence has been placed around the property until construction will begin,
- Construction is anticipated to begin in January 2011.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---



<b>Grantee Activity Number:</b>	<b>Missoula 3</b>
<b>Activity Title:</b>	<b>New Construction</b>

**Activity Category:**

Construction of new housing

**Activity Status:**

Planned

**Project Number:**

0003

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected Start Date:**

07/01/2010

**Projected End Date:**

07/01/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Missoula

**Overall****Jul 1 thru Sep 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,109,632.31
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,109,632.31
<b>Program Funds Drawdown</b>	\$282,647.28	\$282,647.28
<b>Obligated CDBG DR Funds</b>	\$50,000.00	\$2,109,632.31
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Missoula	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Activity 3 - New construction of 115 rental units for LMMI households, including site work and infrastructure, 86 designated for households at or below 120% and above 50% AMI.

**Location Description:**

1311 East Broadway, Missoula MT 59802

**Activity Progress Narrative:****Acquisition**

Acquisition activity progress during July 1 through September 30, 2010. Activities of acquisition were completed in March 2010. No other activities to report.

**Demolition**

Demolition/ site work activity progress during July 1 through September 30, 2010

- Demolition and site clearance activities completed and no other activities will be reported under demolition,
- Currently a fence has been placed around the property until construction will begin,
- Construction is anticipated to begin in January 2011.

**New Construction**

New construction activity progress during July 1 through September 30, 2010.

Procurement of contractor was conducted with a sealed bid process. Contractor was appropriately procured. Contract had not yet been signed as of September 30, 2010, but is anticipated to be executed before end of October 2010. State has provided release of funds in March and completed debarment check, contractor is allowed to begin construction at earliest time that HUD 221 loan allows construction start. Developer has secured a HUD 221 loan. HUD loan staff have not yet approved for work to begin. It is anticipated that the loan staff will allow construction to begin in January 2011.

#### Rental / Occupancy

Rental activity progress during July 1 through September 30, 2010.

115 units will be constructed for occupancy by households at or below 120% area median income (AMI) with 25% of the NSP1 funds targeted toward rental units for households at or below 50% AMI.

The City is working with a for-profit developer to carry out the NSP1 activities.

No activities for occupancy yet as the project has not begun construction

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/86

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/86	0/86	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Missoula 3 SA</b>
<b>Activity Title:</b>	<b>New Construction</b>

**Activity Category:**

Construction of new housing

**Activity Status:**

Planned

**Project Number:**

0003

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected Start Date:**

05/01/2010

**Projected End Date:**

07/31/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Missoula

**Overall****Jul 1 thru Sep 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$686,544.11
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$686,544.11
<b>Program Funds Drawdown</b>	\$94,215.77	\$94,215.77
<b>Obligated CDBG DR Funds</b>	\$0.00	\$686,544.11
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Missoula	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

New construction - construction of 115 units, with 29 designated to be rented to low income households. Construction includes site work, infrastructure and building.

**Location Description:**

1311 E. Broadway, Missoula MT

**Activity Progress Narrative:****Acquisition**

Acquisition activity progress during July 1 through September 30, 2010. Activities of acquisition were completed in March 2010. No other activities to report.

**Demolition**

Demolition/ site work activity progress during July 1 through September 30, 2010

- Demolition and site clearance activities completed and no other activities will be reported under demolition,
- Currently a fence has been placed around the property until construction will begin,
- Construction is anticipated to begin in January 2011.

**New Construction**

New construction activity progress during July 1 through September 30, 2010.

Procurement of contractor was conducted with a sealed bid process. Contractor was appropriately procured. Contract had not yet been signed as of September 30, 2010, but is anticipated to be executed before end of October 2010. State has provided release of funds in March and completed debarment check, contractor is allowed to begin construction at earliest time that HUD 221 loan allows construction start. Developer has secured a HUD 221 loan. HUD loan staff have not yet approved for work to begin. It is anticipated that the loan staff will allow construction to begin in January 2011.

#### Rental / Occupancy

Rental activity progress during July 1 through September 30, 2010.

115 units will be constructed for occupancy by households at or below 120% area median income (AMI) with 25% of the NSP1 funds targeted toward rental units for households at or below 50% AMI.

The City is working with a for-profit developer to carry out the NSP1 activities.

No activities for occupancy yet as the project has not begun construction

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/29

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>MT Sub Grantee Admin</b>
<b>Activity Title:</b>	<b>Sub Grantee Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

607000- SGA

**Project Title:**

Sub Grantee Admin

**Projected Start Date:**

11/18/2009

**Projected End Date:**

07/30/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:****National Objective:**

N/A

**Responsible Organization:**

State of Montana

**Overall****Jul 1 thru Sep 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$422,684.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$422,684.00
<b>Program Funds Drawdown</b>	\$44,305.19	\$87,917.42
<b>Obligated CDBG DR Funds</b>	\$101,595.10	\$422,684.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
State of Montana	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$8,997.46	\$42,259.46
<b>Program Income Drawdown</b>	\$22,583.61	\$42,259.46

**Activity Description:**

Administration costs for all NSP local sub grantees

**Location Description:**

Administration for local sub grantees

**Activity Progress Narrative:****Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>MT-NSP-607000</b>
<b>Activity Title:</b>	<b>Program Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

607000- SA

**Project Title:**

State Administration

**Projected Start Date:**

03/19/2009

**Projected End Date:**

07/01/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**
**National Objective:**

N/A

**Responsible Organization:**

State of Montana

**Overall**
**Jul 1 thru Sep 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$980,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$980,000.00
<b>Program Funds Drawdown</b>	\$33,000.00	\$273,000.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$980,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Program Administration for NSP for the Department of Commerce State offices for the duration of project activities.

**Location Description:**

Administration of NSP program from the State of Montana Department of Commerce, Community Development Division, Helena MT.

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---



<b>Grantee Activity Number:</b>	<b>Pondera 1 NSA</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

0004

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab of SF

**Projected Start Date:**

11/18/2009

**Projected End Date:**

07/30/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Pondera County

**Overall****Jul 1 thru Sep 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$25,849.47
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$25,849.47
<b>Program Funds Drawdown</b>	\$0.00	\$25,849.47
<b>Obligated CDBG DR Funds</b>	\$0.00	\$25,849.47
<b>Expended CDBG DR Funds</b>	\$0.00	\$25,849.47
Pondera County	\$0.00	\$25,849.47
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of vacant foreclosed home to be demolished, redeveloped and resold to a household at or below 120% of AMI. Activities reported under Pondera 2 NSA and Pondera 2 SA

**Location Description:**

foreclosed properties in Pondera County

**Activity Progress Narrative:**

Acquisition of foreclosed and deteriorated property. Property was originally designated toward 50% AMI; however sub grantee has chosen to resell to any eligible household at or below 120% AMI.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	2/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	2/0	0/0	2/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Pondera 2 NSA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab of SF

**Projected End Date:**

04/19/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

Pondera County

**Overall**
**Jul 1 thru Sep 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$195,179.53
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$195,179.53
<b>Program Funds Drawdown</b>	\$109,182.35	\$112,782.46
<b>Obligated CDBG DR Funds</b>	\$195,179.53	\$195,179.53
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Pondera County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Pondera County NSP activities will now provide affordable housing to moderate and middle income families, and not just those households at or below 50% ami.

**Location Description:**

scattered foreclosed properties in Conrad and Brady

**Activity Progress Narrative:**

Acquisition of foreclosed and deteriorated property. Property was originally designated toward 50% AMI; however sub grantee has chosen to resell to any eligible household at or below 120% AMI.

Rehab/Reconstruction/Demo activity progress for July 1 through September 30, 2010. Three properties acquired with direct NSP funding. 1 of three properties will be resold to 50% AMI homebuyer.

1st foreclosed blighted property has been demolished and redeveloped. Property was foreclosed and blighted, therefore, project activities were to demolish and complete site work to place new home on property. A manufactured home was purchased and placed on the property. Grantee has begun marketing to locate eligible homebuyers.

>2nd foreclosed property- rehab underway, anticipate finish date Nov 2010.

>3rd foreclosed blighted property- will be redeveloped with stick build or manufactured home.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Pondera 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction SA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

07/14/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Pondera County

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$95,931.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$95,931.00
<b>Program Funds Drawdown</b>	\$75,610.03	\$75,610.03
<b>Obligated CDBG DR Funds</b>	(\$60,069.00)	\$95,931.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Pondera County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Reconstruction of foreclosed property for households at or below 50% AMI

**Location Description:**

Conrad MT

**Activity Progress Narrative:**

Two foreclosed properties have been acquired with NSP funds in Pondera County. All project activities for each property involve rehabilitation or redevelopment in order to provide safe, decent, sanitary housing for LMHI households. Due to a recent change by the grantee only one unit will be for low income households and the second unit will be for households at or below 120% AMI. The amount of the budget for this activity will be reduced to 95931.00 and not the 188392.49 to reflect the change between the 50% set aside funds and the 120% house. Already processed draw requests will be reprogrammed to also reflect the change which will allow MDOC to reduce this activity budget.

All set aside and non set aside funds are currently fully obligated. The most recent contract was executed July 29, 2010. No additional reporting information has been gathered as the rehabilitation is beginning. Once rehab / redevelopment work is completed and sales to LMHI households are executed additional more specific information per property will be reported. Total grant award for both set aside and non set aside for Pondera County is \$243,760, which includes administrative costs (these are reported separately under State subgrantee admin).

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	2/0	0/0	2/0	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Pondera 3 SA</b>
<b>Activity Title:</b>	<b>Financing Mechanism SA</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Pondera County

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Pondera County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

To provide financing to low, moderate or middle income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**

219 1st Ave N, Brady MT

**Activity Progress Narrative:**

All homeownership activities will be funded solely with program income.  
 Homeownership activity progress from July 1 through September 30, 2010.  
 No units have been sold at this time as the grantee has just finished rehab work on unit #1 and is continuing work on units 2 and 3. Grantee has begun marketing to locate eligible homebuyers.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





<b>Grantee Activity Number:</b>	<b>Sanders County SA</b>
<b>Activity Title:</b>	<b>Acquisition/rehab/rental</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

0004

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab of SF

**Projected Start Date:**

07/01/2010

**Projected End Date:**

03/01/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Sanders County

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$480,214.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$480,214.00
<b>Program Funds Drawdown</b>	\$468,874.29	\$468,874.29
<b>Obligated CDBG DR Funds</b>	\$480,214.00	\$480,214.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Sanders County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition/rehab/rental of two duplexes (4 units) to low income households.

**Location Description:**

Sanders County, Plains Montana. Properties are located either on the same street or neighboring block.

**Activity Progress Narrative:**

Acquisition activity progress from July 1 through September 30, 2010.

Sanders County is an approved NSP1 grantee. Approved activities for direct NSP1 funds include acquisition of blighted, vacant foreclosed duplexes to rehabilitate and rent to LMHI households. These approved activities include acquisition of foreclosed properties broken into three property phases. Phase 1 was acquisition of foreclosed property that included two buildings or four duplexes. Phase 2 was acquisition of foreclosed property that included two buildings or four duplexes. Phase 3 was acquisition of foreclosed property that included one building or two duplexes. Phase 1 will be rented to households at or below 120% AMI and Phases 2 and 3 include leverage CDBG funds and will be rented to households at or below 80% AMI with five units specifically designated toward households at or below 50% AMI. Acquisition of properties occurred in July, August and September of 2010.

The County is working with a non-profit to carry out the NSP1 activities. Below is a description of activities per phase.

Phase1: Executed buy/sell for two duplexes secured in June 2010. Acquisition of Phase 1 duplexes was completed. Phase 1 duplexes were foreclosed and need additional rehab to provide safe, decent and sanitary housing specifically designated for rental by 0-120% income households in Plains MT. Funds have been obligated for Phase 1.

Phase 2: Executed buy/sell for four duplexes secured August 27, 2010. Acquisition of Phase 2 duplexes has been completed. Phase 2 duplexes were foreclosed and need significant rehab to provide safe, decent and sanitary housing for rental by households at or below 80% in Plains MT. Funds have been fully obligated in DRGR.

Phase 3: Executed buy/sell of one duplex secured August 31, 2010. Acquisition of Phase 3 duplex was completed. Phase 3 duplexes were foreclosed and need rehab to provide safe, decent and sanitary housing for rental by households at or below

50% AMI in Plains MT. Funds have been fully obligated in DRGR.

Four units are located on the same street, with 5th unit on neighboring street. Impact to this neighborhood is significant and has potential for further affordable housing development.

Upon completion, the 10 rental units will provide housing to income eligible families. Five units are designated to serve 50% AMI households, 1 unit up to 80% AMI, 4 units up to 120% AMI.

Rehabilitation activity progress from July 1 through September 30, 2010.

Contractors were procured in September. It is anticipated that in October contractors will be selected, contracts executed and rehabilitation work begun. According to the grantees implementation schedule, rehab work should be completed by January 2011.

Occupancy activity progress from July 1 through September 30, 2010.

No occupancy has occurred as of this report period as the activities of rehab have not yet begun.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
# of Parcels acquired voluntarily	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/4	0/0	0/4	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Sanders County- NSA</b>
<b>Activity Title:</b>	<b>Acq/Rehab/Rental</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

0004

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab of SF

**Projected Start Date:**

08/27/2010

**Projected End Date:**

07/31/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Sanders County

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$483,655.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$483,655.00
<b>Program Funds Drawdown</b>	\$306,238.00	\$306,238.00
<b>Obligated CDBG DR Funds</b>	\$483,655.00	\$483,655.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Sanders County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of three duplexes (6 units) for households at or below 120% AMI. Rehab work will be completed and units will be rented to eligible households.

**Location Description:**

Sanders County, Plains Montana. All properties are either located on the same block or neighboring block.

**Activity Progress Narrative:**

Acquisition activity progress from July 1 through September 30, 2010.

Sanders County is an approved NSP1 grantee. Approved activities for direct NSP1 funds include acquisition of blighted, vacant foreclosed duplexes to rehabilitate and rent to LMMI households. These approved activities include acquisition of foreclosed properties broken into three property phases. Phase 1 was acquisition of foreclosed property that included two buildings or four duplexes. Phase 2 was acquisition of foreclosed property that included two buildings or four duplexes. Phase 3 was acquisition of foreclosed property that included one building or two duplexes. Phase 1 will be rented to households at or below 120% AMI and Phases 2 and 3 include leverage CDBG funds and will be rented to households at or below 80% AMI with five units specifically designated toward households at or below 50% AMI. Acquisition of properties occurred in July, August and September of 2010.

The County is working with a non-profit to carry out the NSP1 activities. Below is a description of activities per phase.

Phase1: Executed buy/sell for two duplexes secured in June 2010. Acquisition of Phase 1 duplexes was completed. Phase 1 duplexes were foreclosed and need additional rehab to provide safe, decent and sanitary housing specifically designated for rental by 0-120% income households in Plains MT. Funds have been obligated for Phase 1.

Phase 2: Executed buy/sell for four duplexes secured August 27, 2010. Acquisition of Phase 2 duplexes has been completed. Phase 2 duplexes were foreclosed and need significant rehab to provide safe, decent and sanitary housing for rental by households at or below 80% in Plains MT. Funds have been fully obligated in DRGR.

Phase 3: Executed buy/sell of one duplex secured August 31, 2010. Acquisition of Phase 3 duplex was completed. Phase 3

duplexes were foreclosed and need rehab to provide safe, decent and sanitary housing for rental by households at or below 50% AMI in Plains MT. Funds have been fully obligated in DRGR.  
 Four units are located on the same street, with 5th unit on neighboring street. Impact to this neighborhood is significant and has potential for further affordable housing development.  
 Upon completion, the 10 rental units will provide housing to income eligible families. Five units are designated to serve 50% AMI households, 1 unit up to 80% AMI, 4 units up to 120% AMI.

Rehabilitation activity progress from July 1 through September 30, 2010.

Contractors were procured in September. It is anticipated that in October contractors will be selected, contracts executed and rehabilitation work begun. According to the grantees implementation schedule, rehab work should be completed by January 2011.

Occupancy activity progress from July 1 through September 30, 2010.

No occupancy has occurred as of this report period as the activities of rehab have not yet begun.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/6	0/6	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	